

BILL NO. Z-70-07-17

ZONING MAP ORDINANCE NO. Z-126-70

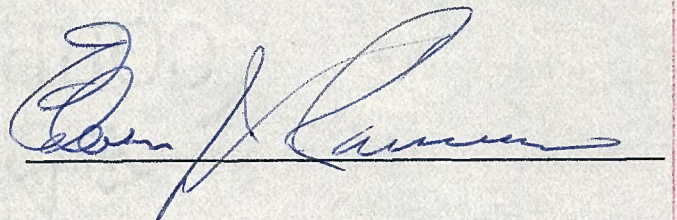
AN ORDINANCE amending the City of Fort Wayne
Zoning Map Nos. GG-1 and GG-3.

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE,
INDIANA:

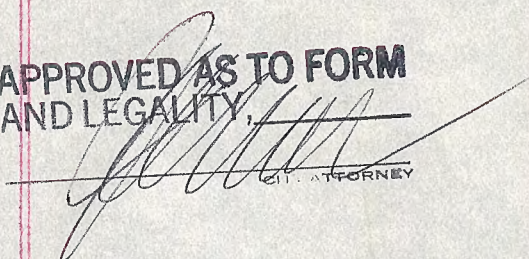
SECTION 1. That the area described as follows is hereby
designated a B-1-A District under the terms of Chapter 36,
Municipal Code of the City of Fort Wayne, Indiana, 1946, as
amended by General Ordinance No. 2836 and amendments thereto;
and the symbols on the City of Fort Wayne Zoning Map Nos. GG-1
and GG-3 referred to therein, established by Section 9, Article
III of said Chapter as amended, are hereby changed accordingly,
to-wit:

The North 317.1 feet, except highway,
of Lot Number 10, Edsall's Subdivision,
LaGro Reserve, Wayne Township, Allen
County, Indiana.

SECTION 2. This Ordinance shall be in full force and
effect from and after its passage, approval by the Mayor, and
legal publication thereof.



APPROVED AS TO FORM
AND LEGALITY.


CITY ATTORNEY

Read the first time in full and on motion by D. Rousseau seconded by Robinson and duly adopted, read the second time by title and referred to the (Committee on) Regulations (and to the City Plan Commission for recommendation) ~~(and Public Hearing to be held after due legal notice, at the Council Chambers, City Hall, Fort Wayne, Indiana, on~~ the _____ day of _____, 196____, at _____ o'clock P.M., E.S.T.

Date: 7-14-70

Frank G. Bonachoon
City Clerk

Read the third time in full and on motion by Dunifon seconded by Adams and duly adopted, placed on its passage.

Passed (LOST) by the following vote:

AYES	<u>9</u>	NAYS	<u>0</u>	ABSTAINED	____	ABSENT	____	to-wit:
Adams	<u>✓</u>	_____	_____	_____	_____	_____	_____	
Dunifon	<u>✓</u>	_____	_____	_____	_____	_____	_____	
Fay	<u>✓</u>	_____	_____	_____	_____	_____	_____	
Geake	<u>✓</u>	_____	_____	_____	_____	_____	_____	
Nuckols	<u>✓</u>	_____	_____	_____	_____	_____	_____	
Robinson	<u>✓</u>	_____	_____	_____	_____	_____	_____	
Rousseau	<u>✓</u>	_____	_____	_____	_____	_____	_____	
Steigerwald	<u>✓</u>	_____	_____	_____	_____	_____	_____	
Tipton	<u>✓</u>	_____	_____	_____	_____	_____	_____	

Date 11-10-70

Frank G. Bonachoon
City Clerk

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (Zoning Map)(General)(Annexation)(Special)(Appropriation) Ordinance (Resolution) No. 2-126-70

on the 10th day of November, 19670.

ATTEST: (SEAL)

Frank G. Bonachoon
City Clerk

Herbert H. Tipton
Presiding Officer

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 12th day of November, 19670 at the hour of 8:30 o'clock A.M., E.S.T.

Frank G. Bonachoon
City Clerk

Approved and signed by me this 12th day of November, 19670, at the hour of 1:50 o'clock P.M., E.S.T.

Harold S. Zeis
Mayor

RESOLUTION OF ZONING ORDINANCE AMENDMENT RECOMMENDATION

WHEREAS, the Common Council of the City of Fort Wayne, Indiana, on July 14, 1970, referred a proposed zoning map amendment to the City Plan Commission which proposed ordinance was designated as Bill No. Z-70-07-17; and,

WHEREAS, the required notice of public hearing on such proposed ordinance has been published as required by law; and

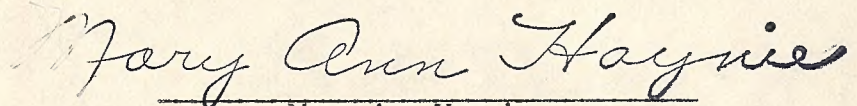
WHEREAS, the City Plan Commission conducted a public hearing on such proposed ordinance on August 17, 1970;

NOW THEREFORE, BE IT RESOLVED that the City Plan Commission does hereby recommend that such proposed ordinance DO NOT PASS for the reasons that no need has been shown for the Land Use Plan to be amended, the amendment will not be in the best interest of and benefit to the area involved and of and to the City, and the amendment will be detrimental to and conflicts with the overall City Plan; and,

BE IT FURTHER RESOLVED that the Secretary is hereby directed to present a copy of this resolution to the Common Council at its next regular meeting.

This is to certify that the above is a true and exact copy of a resolution adopted at the meeting of the Fort Wayne City Plan Commission held August 24, 1970.

Certified and signed this
28th day of August, 1970.



Mary Ann Haynie
Secretary

~~Hold~~ tell
~~10-73~~
~~11-10-73~~

REPORT OF THE COMMITTEE ON REGULATIONS

We, your Committee on Regulations to whom was referred an Ordinance
amending the City of Fort Wayne Zoning Map Nos. GG-1 and GG-3.

have had said Ordinance under consideration and beg leave to report back to the Common Council that said Ordinance ADO PASS.

JACK K. DUNIFON, Chairman

EDWIN J. ROUSSEAU, Vice-Chairman

THOMAS G. ADAMS

WILLIAM K. GEAKE

PHIL. A. STEIGERWALD

Jack H. Dunlap
 Camp Canyon
 Thomas H. Adams
 W. K. Lake
 Phil H. Stuyvesant

CONCURRED IN

DATE 11-10-70 FUAD G. BONAHOOM, CITY CLERK

RECEIPT

No 16

GENERAL FUND

FT. WAYNE, IND.,

June 22 1970

RECEIVED FROM

Luella L. Rhoads \$ 25.00

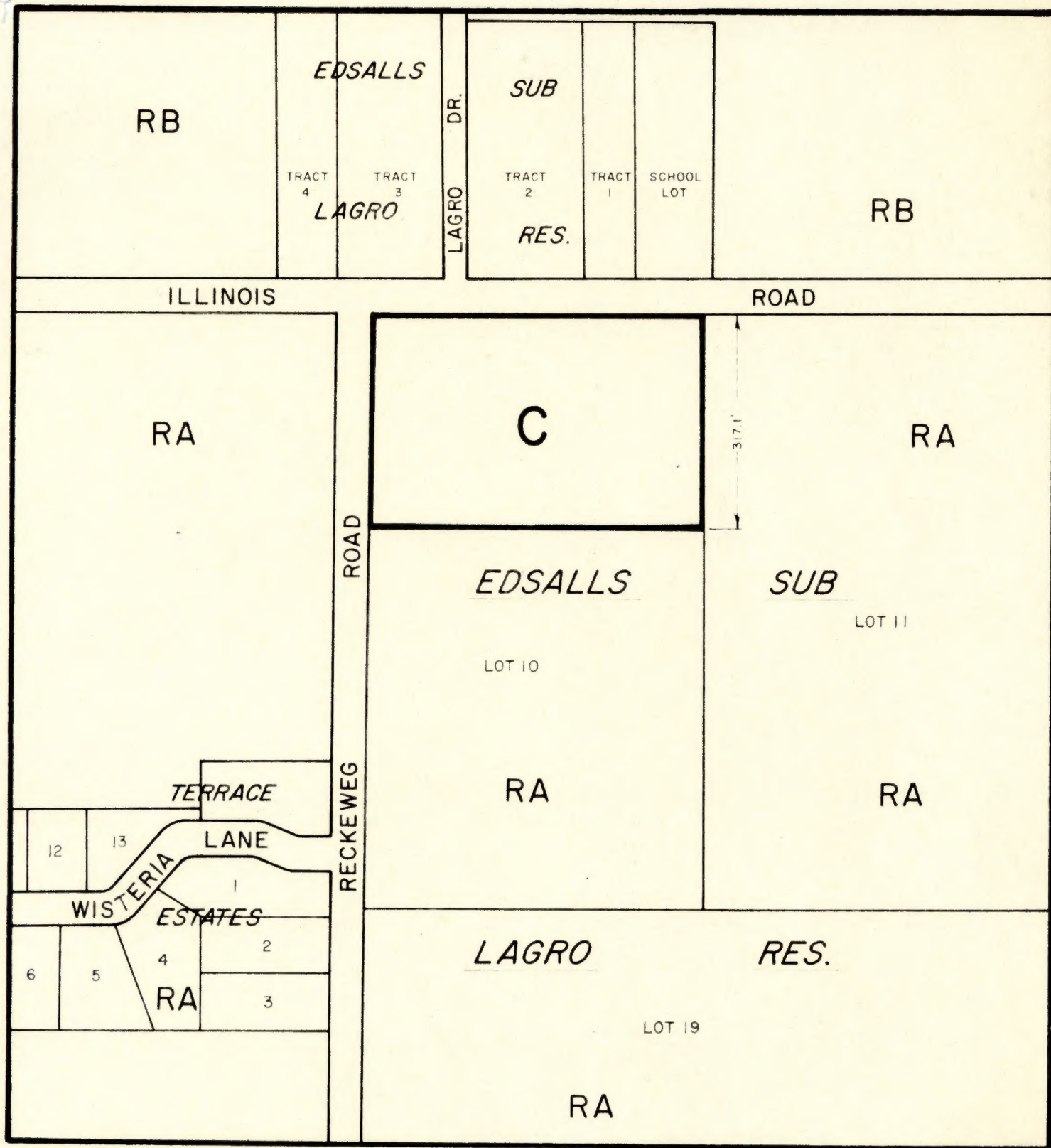
THE SUM OF

Twenty-five and 00/100 DOLLARS

ON ACCOUNT OF

Ref to response 3/7/1 ft receipt
for #10 Edsall sub La Sho Reside
Wayne Twp - Allen CountyPatricia L. Carl

AUTHORIZED SIGNATURE



C—CHANGE FROM RA TO BIA

2-70-07-17

PETITION TO REZONE

We, the undersigned, being the owners of more than fifty-one (51) percent of the real estate hereinafter described, do hereby respectfully petition the Common Council to enact an ordinance to reclassify from ~~z~~/an RA District to a ~~z~~ B 1 A District, the real estate described as follows, to-wit:

The North 317.1 feet, except highway, of Lot Number 10, Edsall's Subdivision, LaGro Reserve, Wayne Township, Allen County, Indiana

FFI 661
662
663

Luella L. Rhoads

By: David Peebles

David Peebles, her attorney

August 10, 1970

We, the undersigned, as Property Owners and Residents, adjacent to, or near the following property, do hereby remonstrate against the rezoning of the North 317.1 feet of Lot 10 in Edsall's Subdivision of Lago Reserve located at the southeast corner of Illinois and Reckeweg Roads.

This property is located entirely within residential family dwellings, and the following are reasons against rezoning of the above named property:

1. Overload of traffic in the area.
2. Lowering of residential property value.
3. Early business hours in a residential district (5 A.M. to 8 P.M.).
4. Heavy equipment and vehicles would be needed in this operation.
5. Rezoning would permit other business to follow, and would set a precedent for further rezoning to commercial business.
6. Would create traffic hazard.

PROPERTY OWNERADDRESSTELEPHONE

Mr + Mrs Freddie Jack	4605 Illinois Rd	
Mr + Mrs Vernon Jenkins	4601 Illinois Rd	432-9084
Frederick Johnson	1514 Reckeweg	432-1893
Frederick L. Johnson	1514 Reckeweg	432-1893
Mrs C. Meland Myers	1611 Reckeweg	432-1880
George Road	1636 Reckeweg	432-1820
Orin Schuman	1710 Reckeweg Rd	432-2759
Mr + Mrs Wm Hofmann	1717 Reckeweg Rd	432-1834
Mrs Paula Huth	1741 Reckeweg	432-5025
Mr + Mrs Arnold Sanders	1829 Reckeweg	432-2168
Mr + Mrs Elmer Place	1312 Reckeweg Rd	432-1897
Lama H. Spice	4721 Illinois Rd	
Lawson I. Spice	4721 Illinois Rd	

August 10, 1970

We, the undersigned, as Property Owners and Residents, adjacent to, or near the following property, do hereby remonstrate against the rezoning of the North 317.1 feet of Lot 10 in Edsall's Subdivision of Lago Reserve located at the southeast corner of Illinois and Reckeweg Roads.

This property is located entirely within residential family dwellings, and the following are reasons against rezoning of the above named property:

1. Overload of traffic in the area.
2. Lowering of residential property value.
3. Early business hours in a residential district (5 A.M. to 8 P.M.).
4. Heavy equipment and vehicles would be needed in this operation.
5. Rezoning would permit other business to follow, and would set a precedent for further rezoning to commercial business.
6. Would create traffic hazard.

<u>PROPERTY OWNER</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>
Ray Anderson	1639 Reckeweg	432-2038
Leland S. Sanders	1820 Reckeweg Rd.	432-1891
Robert Shoemaker	1707 Reckeweg RD	432-1930
James Crofton	1725 Reckeweg Rd.	432-2262
Harold M. Fanning	1817 Reckeweg RD	432-1910
Ervin H. Miller	1904 Reckeweg Rd.	432-2257
Marval W. Raney	1905 Reckeweg	432-1238
Lee F. Bunkardt	4534 Illinois Road	432-1142
Edward E. Dunfee	4544 Illinois Road	432-2981
J. Muntz	4550 Illinois Rd	432-0262
Donato Diamente	1435 Reckeweg Rd	432-1395
C. W. Croph	1522 Reckeweg Rd.	432-1829
Malcolm S. Strubel	5015 Reckeweg Rd	432-2165

Bill No. 2-70-07-17

August 10, 1970

We, the undersigned, as Property Owners and Residents, adjacent to, or near the following property, do hereby remonstrate against the rezoning of the North 317.1 feet of Lot 10 in Edsall's Subdivision of Lago Reserve located at the southeast corner of Illinois and Reckeweg Roads.

This property is located entirely within residential family dwellings, and the following are reasons against rezoning of the above named property:

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4. Heavy equipment and vehicles would be needed in this operation.
5. Rezoning would permit other business to follow, and would set a precedent for further rezoning to commercial business.
6. Would create traffic hazard.

<u>PROPERTY OWNER</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>
Nelson & Dorothy Yahr	1305 Reckeweg Rd	432-2198
Meredith & Shirley Esterline	1308 Reckeweg Rd	432-1159
Elmer & Phyllis Ewing	1336 Reckeweg Rd	432-1286
Elmer & Phyllis Ewing	1406 Reckeweg Rd	432-1286
James C. & Philomena Noll	1327 Reckeweg Rd	432-1084
James & Catherine Schinbeckler	4832 Illinois Rd	432-1250
W.J. Anderson Jr	4818 Illinois Rd	432-2265
John L. Hayath	4906 Lld Rd	432-1082
Albert K. Driesen	4916 Ill. Rd	432-1300
Jim & Carol Passon	5011 ILL Rd	432-2158
Harold & Betty Meyer	5005 Illinois Rd	432-1253
Robert C. Thompson	1425 Reckeweg Rd	
Shelly R. Taylor	1515 Reckeweg Rd	



Common Council-City of Ft. Wayne
(Governmental Unit)

To.....NEWS-SENT INEL.....Dr.

A llen.....County, Ind.

FORT WAYNE, INDIANA

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) — number of equivalent lines	
Head number of lines	-
Body number of lines	72
Tail number of lines	1
Total number of lines in notice	73

COMPUTATION OF CHARGES

73 lines.....columns wide equals.....equivalent lines at 288¢ cents per line	21.02
Additional charge for notices containing rule or tabular work (50 per cent of above amount)	
Charge for extra proofs of publication (50 cents for each proof in excess of two)	
TOTAL AMOUNT OF CLAIM	21.02

DATA FOR COMPUTING COST

Width of single column 11 ems	Size of type 5½ point
Number of insertions 2	Size of quad upon which type is cast 5½

Pursuant to the provision and penalties of Ch. 89, Acts 1967,

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

A. M. Hostman
Title Clerk

Date November 30, 1970

PUBLISHER'S AFFIDAVIT

State of Indiana }
ALLEN County } ss:
Personally appeared before me, a notary public in and for said county and state, the undersigned A. M. Hostman who, being duly sworn, says that She is Clerk of the NEWS-SENT INEL a DAILY newspaper of general circulation printed and published in the English language in the city of FORT WAYNE, INDIANA in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for 2 time s, the dates of publication being as follows:
November 20, 1970
November 27, 1970
Subscribed and sworn to before me this 30th day of November 1970
Edith Stapleton
Notary Public
My commission expires March 8, 1974

Notice is hereby given that on the 10th day of November, 1970, the Common Council of the City of Fort Wayne, Indiana, in a Regular Session, did pass the following Zoning Map Ordinance, to-wit:
Bill No. Z-70-07-17
ZONING MAP ORDINANCE NO. Z-127-70
AN ORDINANCE amending the City of Fort Wayne Zoning Map Nos. GG-1 and GG-3.
BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:
SECTION 1. That the area described as follows is hereby designated a B-1-A District under the terms of Chapter 36, Municipal Code of the City of Fort Wayne, Indiana, 1946, as amended by General Ordinance No. 2836 and amendments thereto; and the symbols on the City of Fort Wayne Zoning Map Nos. GG-1 and GG-3 referred to therein, established by Section 9, Article III of said Chapter as amended, are hereby changed accordingly, to-wit:
The North 317.1 feet, except highway of Lot Number 10, Edsall's Subdivision, LaGro Reserve, Wayne Township, Allen County, Indiana.
SECTION 2. This Ordinance shall be in full force and effect from and after its passage, approval by the Mayor, and legal publication thereof.
EDWIN J. ROUSSEAU, Councilman.
Read the third time in full and on motion by Dunlison, seconded by Adams and duly adopted, placed on its passage. Passed by the following vote:
Ayes: nine.
Adams, Dunlison, Fay, Geake, Nuckols, Robinson, Rousseau, Stelgerwald, Tipton.
Nays: none.
FUAD G. BONAHOOM, City Clerk.
Date: 11-10-70.
Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as Zoning Map Ordinance No. Z-126-70 on the 10th day of November, 1970.
HERBERT G. TIPTON, Presiding Officer
ATTEST:
FUAD G. BONAHOOM, City Clerk.
Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 12th day of November, 1970 at the hour of 8:30 o'clock A. M., E.S.T.
FUAD G. BONAHOOM, City Clerk.
Approved and signed by me this 12th day of November, 1970, at the hour of 1:50 o'clock P.M., E.S.T.
HAROLD S. ZEIS, Mayor.
I, Fuad G. Bonahoom, Clerk of the City of Fort Wayne, Indiana, do hereby certify that the above and foregoing is a full, true, and complete copy of Zoning Map Ordinance No. Z-126-70 passed by the Common Council on the 10th day of November, 1970, and that said Ordinance was duly signed, and approved by the Mayor on the 12th day of November, 1970 and now remains on file and on record in my office.
WITNESS my hand, and the official seal of the City of Fort Wayne, Indiana, this 16th day of November, 1970.
FUAD G. BONAHOOM, City Clerk.
11-20-70.

Common Council-City of Ft. Wayne
(Governmental Unit)

To JOURNAL-GAZETTE Dr.

Allen County, Ind.

FORT WAYNE, INDIANA

PUBLISHER'S CLAIM

LINE COUNT

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Head number of lines	
Body number of lines	72
Tail number of lines	1
Total number of lines in notice	73

COMPUTATION OF CHARGES

73 lines, columns wide equals equivalent lines at 288¢	21.02
Additional charge for notices containing rule or tabular work (50 per cent of above amount)	
Charge for extra proofs of publication (50 cents for each proof in excess of two)	
TOTAL AMOUNT OF CLAIM	21.02

DATA FOR COMPUTING COST

Width of single column 11 ems	Size of type 5½ point
Number of insertions 2	Size of quad upon which type is cast 5½

Pursuant to the provision and penalties of Ch. 89, Acts 1967,

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Arvilla De Wald

Date November 30, 1970

Title CLERK

Legal Notices

Notice is hereby given that on the 10th day of November, 1970, the Common Council of the City of Fort Wayne, Indiana, in a Regular Session, did pass the following Zoning Map Ordinance, to-wit: Bill No. Z-70-07-17

ZONING MAP ORDINANCE

NO. Z-127-70

AN ORDINANCE amending the City of Fort Wayne Zoning Map Nos. GG-1 and GG-3.

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

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The North 317.1 feet, except highway of Lot Number 10, Edsall's Subdivision, LaGro Reserve, Wayne Township, Allen County, Indiana.

SECTION 2. This Ordinance shall be in full force and effect from and after its passage, approval by the Mayor, and legal publication thereof.

EDWIN J. ROUSSEAU, Councilman. Read the third time in full and on motion by Dunifon, seconded by Adams and duly adopted, placed on its passage. Passed by the following vote:

Ayes: nine. Adams, Dunifon, Fay, Geake, Nuckols, Robinson, Rousseau, Stelgerwald, Tipton. Nays: none.

FUAD G. BONAHOOM, City Clerk. Date: 11-10-70.

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as Zoning Map Ordinance No. Z-126-70 on the 10th day of November, 1970. HERBERT G. TIPTON, Presiding Officer

ATTEST:

FUAD G. BONAHOOM, City Clerk. Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 12th day of November, 1970 at the hour of 8:30 o'clock A. M., E.S.T.

FUAD G. BONAHOOM, City Clerk. Approved and signed by me this 12th day of November, 1970, at the hour of 1:50 o'clock P.M., E.S.T.

HAROLD S. ZEIS, Mayor. I, Fuad G. Bonahoom, Clerk of the City of Fort Wayne, Indiana, do hereby certify that the above and foregoing is a full, true, and complete copy of Zoning Map Ordinance No. Z-126-70 passed by the Common Council on the 10th day of November, 1970, and that said Ordinance was duly signed, and approved by the Mayor on the 12th day of November, 1970 and now remains on file and on record in my office.

WITNESS my hand, and the official seal of the City of Fort Wayne, Indiana, this 16th day of November, 1970.

FUAD G. BONAHOOM, City Clerk.

11-20-70.

PUBLISHER'S AFFIDAVIT

State of Indiana } ss:
ALLEN County

Personally appeared before me, a notary public in and for said county and state, the undersigned ARVILLA DEWALD who, being duly sworn, says that she is CLERK of the

JOURNAL-GAZETTE

a DAILY newspaper of general circulation printed and published in the English language in the city of FORT WAYNE, INDIANA in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for 2 time s, the dates of publication being as follows:

November 20, 1970

November 27, 1970

Arvilla De Wald

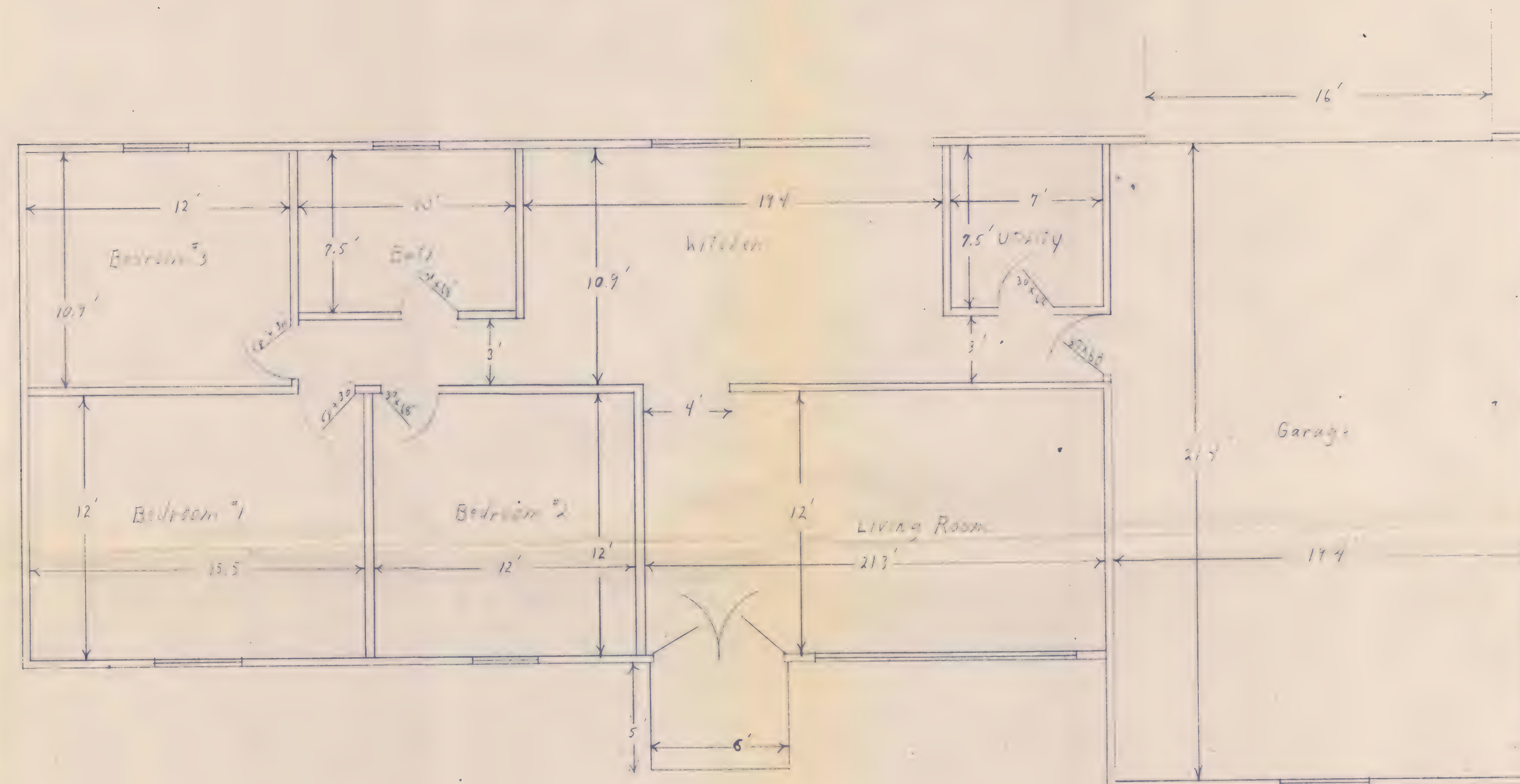
Subscribed and sworn to before me this 30th day of November 1970

Edith Stapleton

Notary Public

My commission expires March 8, 1974





Floor Plan		Scale	Drawn By
		1/4"	T.A. Adams
For Clayton Adams			
Date	Approved By	Drawing No.	
6/15/70		1	

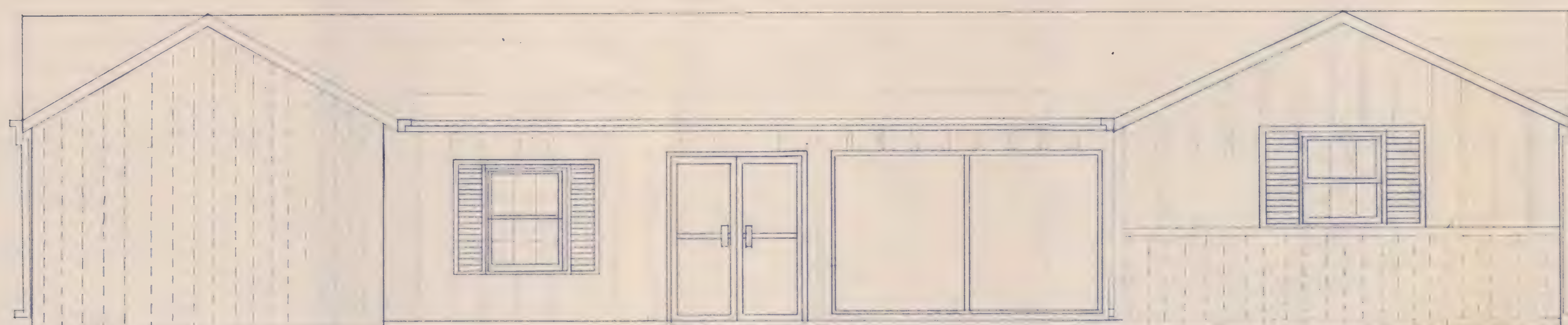


Rear Elevation



Left Elevation

Exterior	1/2" = 1'-0"	1/4" = 1'-0"
Interior	1/8" = 1'-0"	1/16" = 1'-0"
Foundation	1/8" = 1'-0"	1/16" = 1'-0"

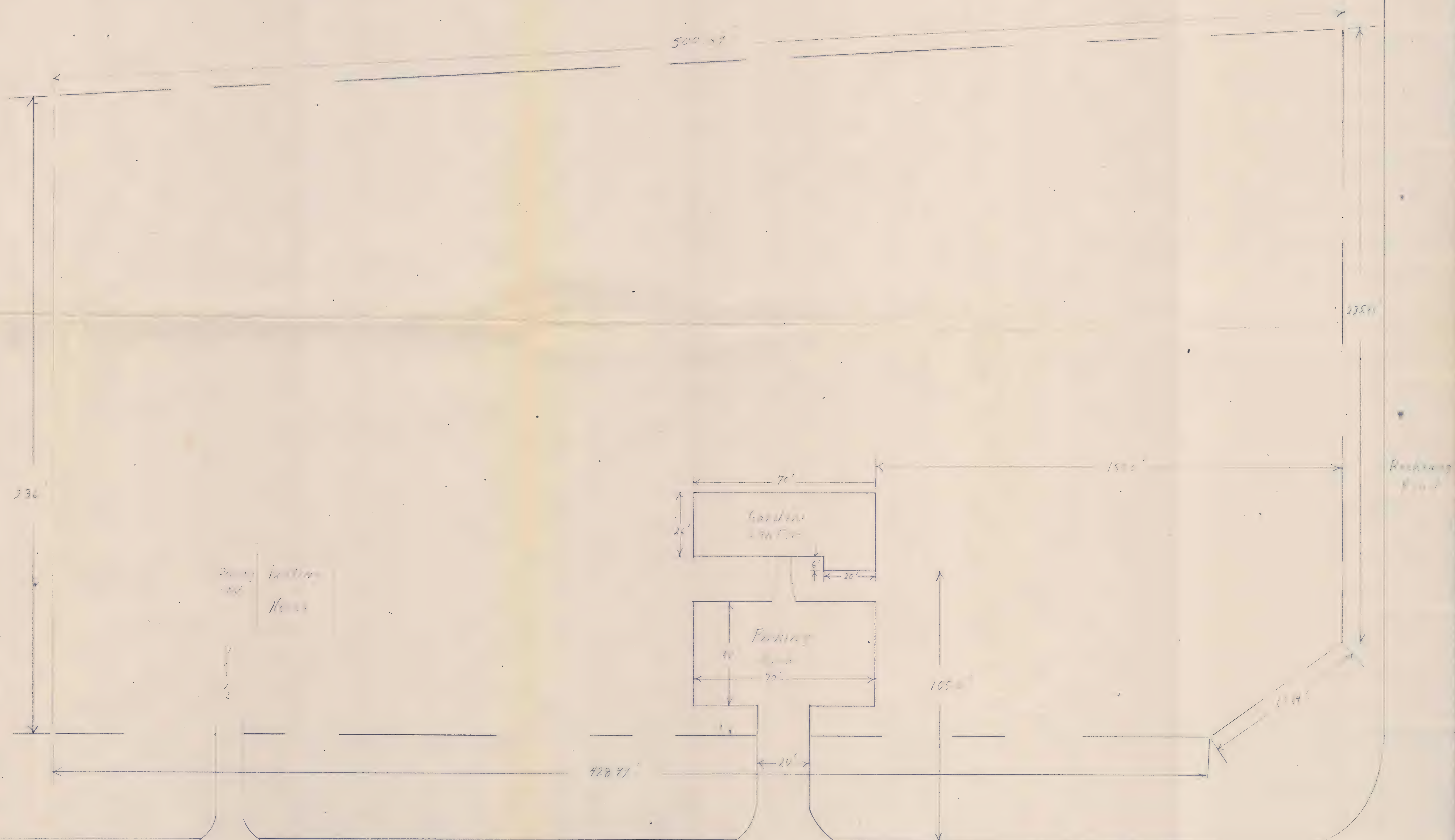


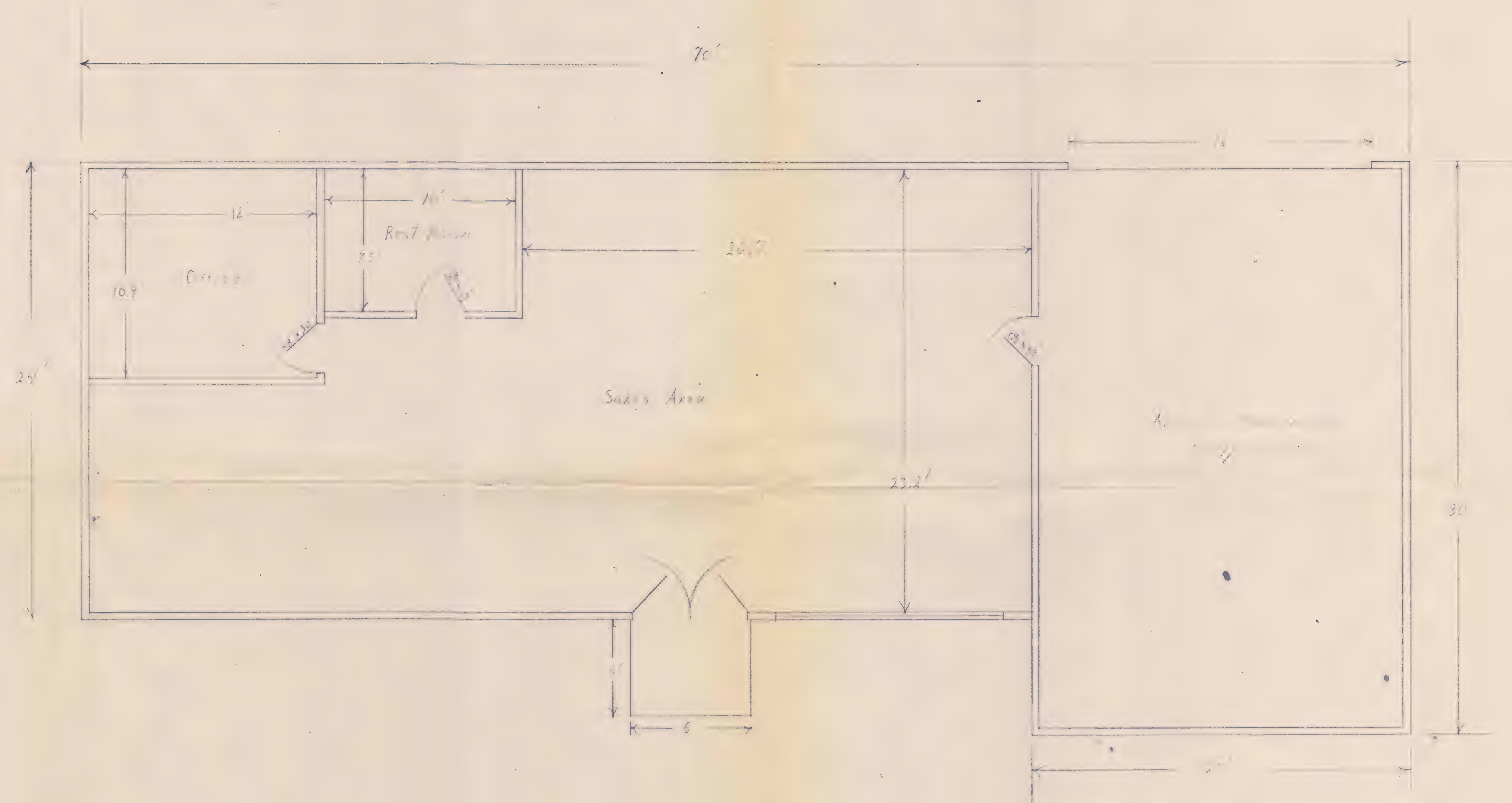
Front Elevation



Right Elevation

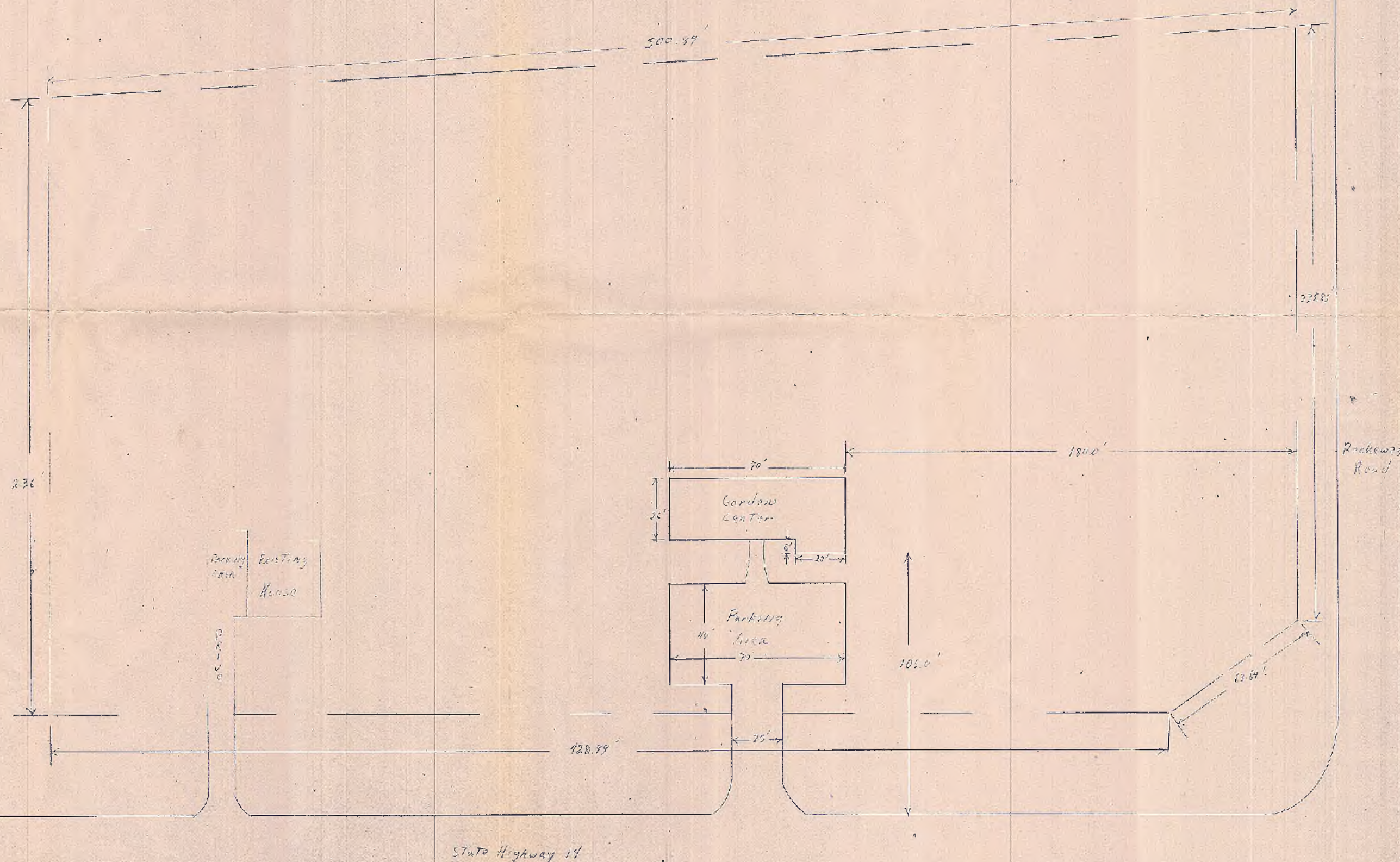
Plot Plan		Scale	Drawn By
For Clayton Adams		1"=20'	T.M. Sank
Date	Approved By	Drawing No.	
6/26/98		4	

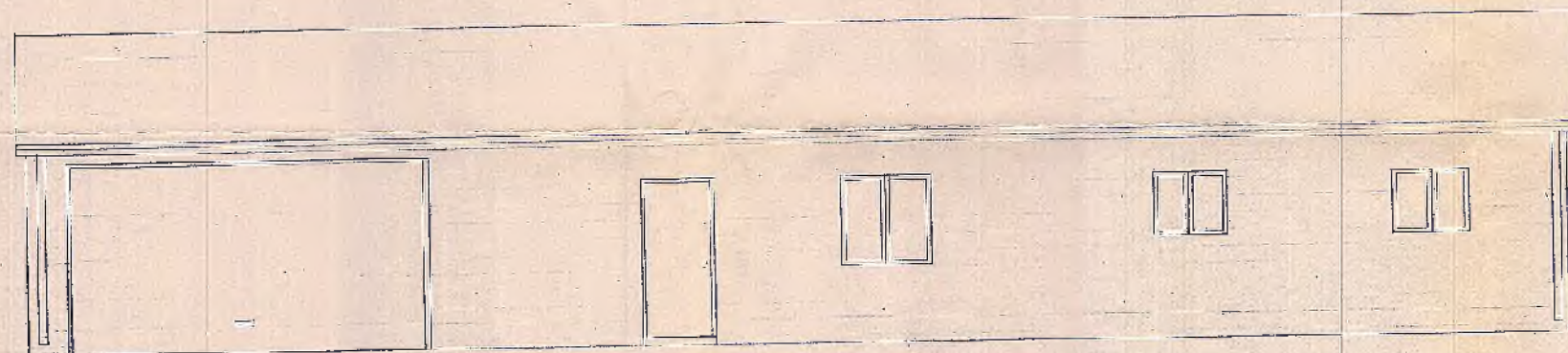




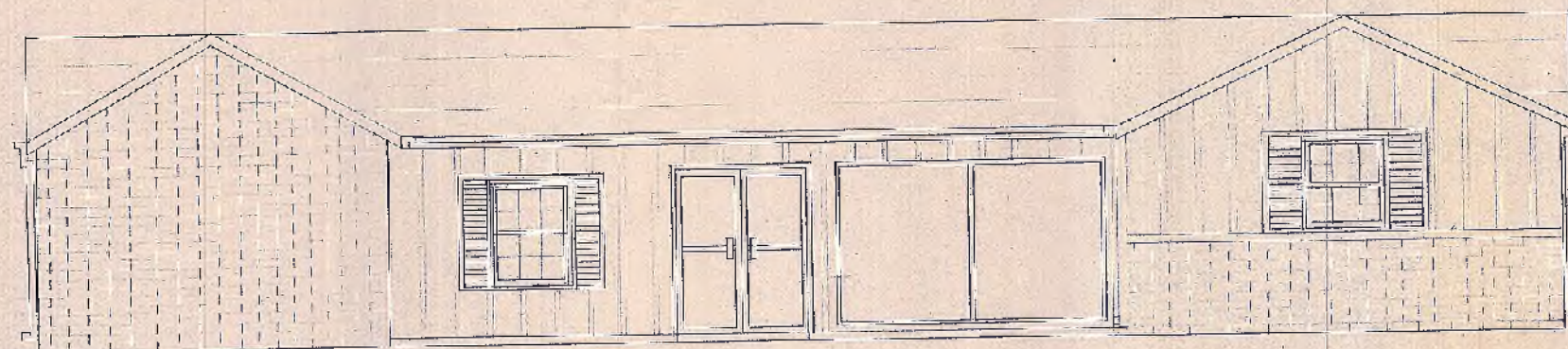
PLAN MAN	5-11	Drawn by
	7	T.W. Smith
For	Clayton Adams	
Date	Approved By	Drawing No
6/27/20		2

Plot Plan	Scale 1"=20'	Drawn By T. J. Sample
For Clayton Adams		
Date 6/20/20	Improved By	Drawing No 4

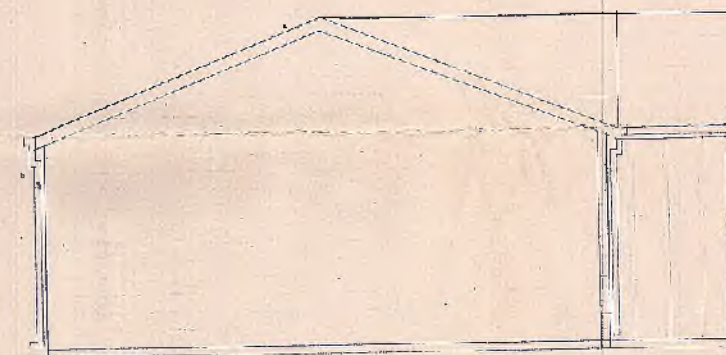




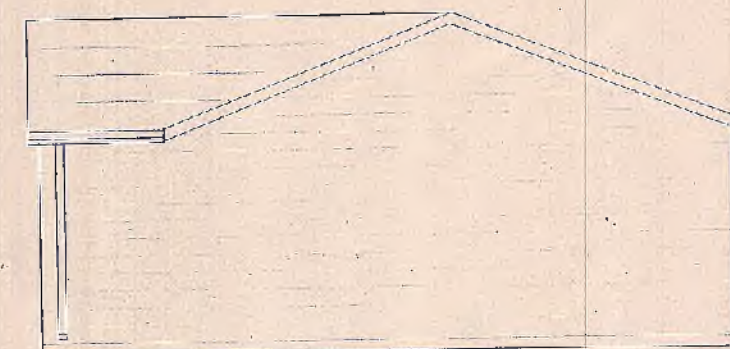
Rear Elevation



Front Elevation

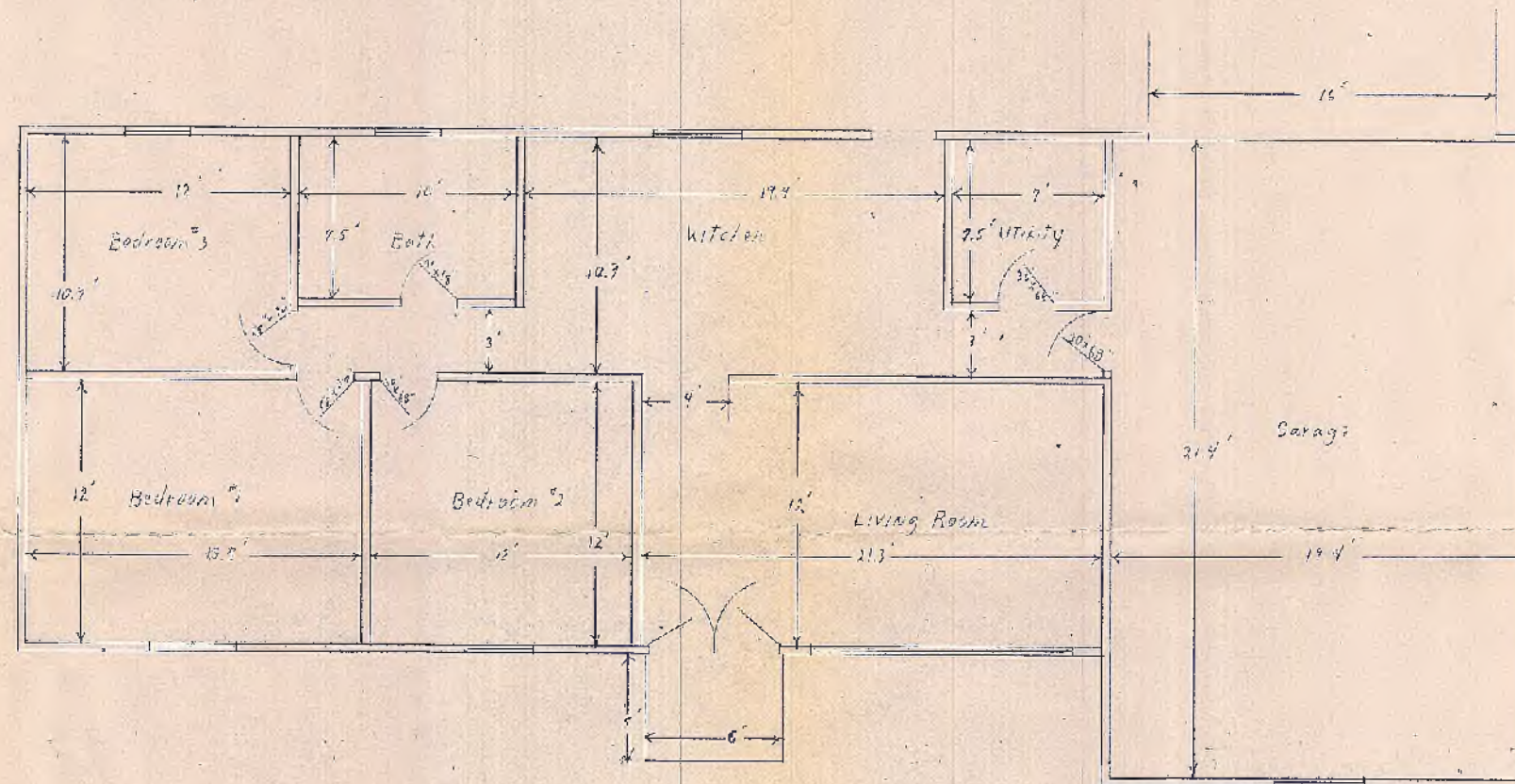


Left Elevation

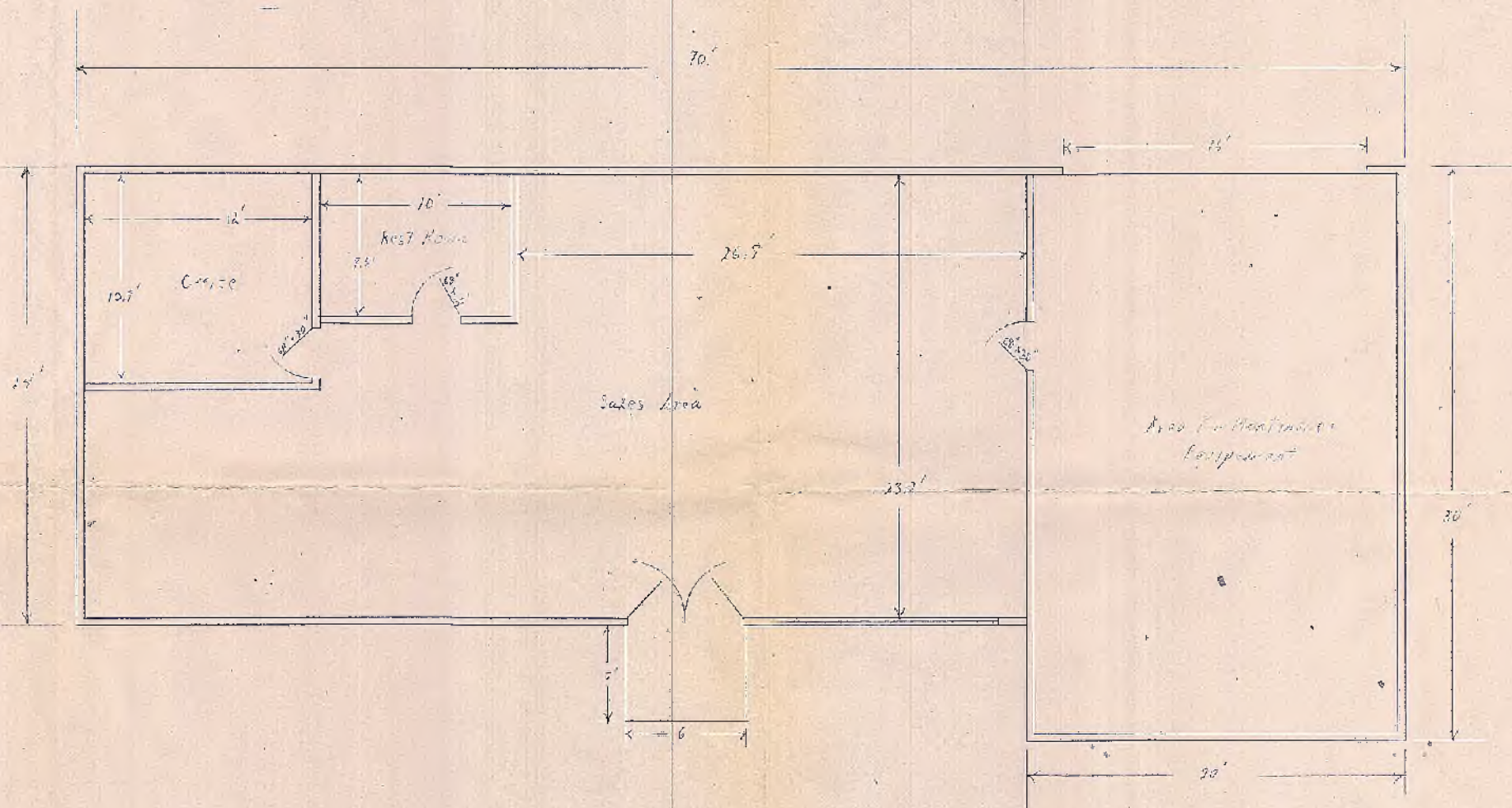


Right Elevation

Elevation	Rear	Drawn By
For	4.	1st. Survey
Chapman Adams		
DATE	APPROVED BY	Drawn by 4.0
1/20/11		3



Floor Plan	Scale 1/4"	Drawn By T.W. Swank
For Clayton Adams		
Date 6/13/70	Approved By	Drawing No 1



Plan Photo	Scale	Drawn By
	1/4"	T. W. Swank
For Clayton Adams		
Date	Approved By	Drawing No
6/27/00		2